Debbie Johnson

From: Planning
Sent: 23 January 2013 22:31
To: Planning
Subject: Application Comments for AWDM/0928/12

Planning Application comments has been made. A summary of the comments is provided below.

Comments were submitted at 10:31 PM on 23 Jan 2013 from Mrs Judy Flahey.

Application Summary

Address: Tara St Nicolas Lane Shoreham-By-Sea West Sussex BN43 5NH

Proposal: Retrospective application for the erection of palasade timber fence on front boundary and between adjoining neighbours boundary in front garden.

Case Officer: Matthew Porter

Click for further information

Customer Details

Name: Mrs Judy Flahey

Email: [redacted]

Address: The Lambing Field St Nicolas Lane Shoreham-By-Sea

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Other

Comments: Dear Mr Porter I wish the following points to be considered when assessing this application. Planning restriction as stated: Condition 5 of the planning permission granted under SU/122/68/TP required a 3' 6" wall to be provided along the St Nicolas Lane frontage, which in due course became the post and chain fence. However, the condition also stipulates ".....no other gate, fence, wall or other means of enclosure shall be erected or constructed in front of the building line unless permission is granted by the Local Planning Authority on an application in that behalf." The fence and gates contravenes this condition of planning permission. I advised the owners of Tara that since the other properties of the same design had not erected fences but had planted appropriate shrubbery or hedging, this was an indication that there was likely to be a restriction. This advice was disregarded and the fence was erected. My property has been subject to a continuous stream of feedback from local residents and passers by, making comment on the appearance and materials of the

fence not being in keeping with the area. Highway safety, traffic and parking: Double gates have been constructed, these open outwards onto the public footpath, making them a safety risk. The owners are reliant on anyone entering their property to deliver post etc. in closing the gates behind them. The erection of the gates contravenes the Highways act 1980 - part IX as well as the planning restriction stated above. Effect on listed Buildings and Conservation Area: Tara is the immediate neighbour to St Nicolas Church, Old Shoreham, which is in a conservation area. The church is a Grade I listed building, is predominately Norman but with some early Saxon Work. The church has many interesting features including fine examples of stained glass windows dating back to the 1850's. The church is featured on a marketing leaflet, which can be viewed at www.saintnicolas.org.uk It should be noted that this church is often painted by local artists and from such an angle with the frontage of the garden from Tara in the foreground. The newly constructed fence is not in keeping with the flint wall, which not only surrounds the church, but also is the western boundary wall for Tara. The boundary and landscape to the Lambing Field has significantly changed by the felling of two mature Cyprus trees. The fence is both oppressive and overbearing. The outlook which previously featured the main Church Window has been replaced by 2 metre high, rough sawn timber slates which are not consistent with the general planting and materials used by the other occupants within this conservation area in Old Shoreham. Kind Regards Judy Flahey